RESOLUTION

A JOINT RESOLUTION OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE

A FINDING OF CONDITIONS NECESSARY FOR COMMUNITY REDEVELOPMENT FOR THE UNIVERSITY NEIGHBORHOOD DEVELOPMENT CORPORATION (UNDC)/ HIGHLAND ROW AREA

WHEREAS, in accordance with Tennessee Code Annotated, Chapter 987, "The Community Redevelopment Act of 1998"; it is necessary to first determine that an area is slum or blighted before undertaking community redevelopment activities; and

WHEREAS, the legislative bodies of the City of Memphis and Shelby County have established a community redevelopment agency to carry out the community redevelopment purposes of Chapter 987 of Tennessee Code Annotated; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or combination thereof of the slum and blighted areas within the City of Memphis and the entire County of Shelby, including, if appropriate, the remediation of faulty lot layout, unsanitary or unsafe conditions, deterioration of site improvements, and inadequate parking facilities, is necessary in the public interest of the public health, safety, morals, or welfare of the residents of this City and County; and

WHEREAS, the City Council of the City of Memphis and the Shelby County Board of Commissioners and the Community Redevelopment Agency and Board of Directors caused to be prepared a Community Redevelopment Workable Plan which outlines areas of slum and blight; and

WHEREAS, the City Council of the City of Memphis and the Shelby County Board of Commissioners by joint resolution adopted the Community Redevelopment Workable

Plan in March 2001; and

WHEREAS, the City Council of the City of Memphis and the Shelby County Board of Commissioners amended the Community Redevelopment Workable Plan to include an area which encompasses the UNDC/Highland Row Area , November 6, 2007; and

WHEREAS, the City Council of the City of Memphis and the Shelby County Board of Commissioners reviewed a Qualification Analysis for the UNDC/Highland Row Area (attached map labeled Exhibit A) prepared by PGAV Urban Consulting for Poag & McEwen Lifestyle Centers – Memphis, LLC, and said Qualification Analysis (attachment labeled Exhibit B) outlines one or more conditions of blight, which qualifies the area for community redevelopment; and

WHEREAS, City of Memphis and the Shelby County Government, has examined the area proposed for community redevelopment and determined that it qualifies, pursuant to Tennessee Code Annotated (TCA), Chapter 987, "The Community Redevelopment Act of 1998", and pursuant to, that the UNDC/Highland Row Area contains blighted areas with faulty lot layout, buildings or improvements, and other factors which, by reason of deteriorated conditions are detrimental to the safety, health, morals or welfare of the community and that these and other conditions should be eliminated in the public interest, and the members of the Council of the City of Memphis and Shelby County Board of Commissioners have been duly apprised and are aware of these conditions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MEMPHIS AND THE BOARD OF COMMISSIONERS OF SHELBY COUNTY that the UNDC/Highland Row Area (shown on the map labeled Exhibit A) qualifies as a community redevelopment area.

BE IT FURTHER RESOLVED that having found the UNDC/Highland Row Area (shown on the map labeled Exhibit A) qualifies as a community redevelopment area Poag & McEwen Lifestyle Centers – Memphis, LLC may precede at its own volition with the preparation of a Community Redevelopment Plan for the UNDC/Highland Row Area.

ResolutionHighlandRow_City_Council